

1 BILL NO. R-86-04- 01

2 DECLARATORY RESOLUTION NO. R-29-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 641/642 Growth
7 Avenue, Fort Wayne, Indiana. (Ward
8 Aluminum Castings, Inc., Ward Pattern
9 & Engineering, Inc., Ward Holding Co.,
10 Petitioner).

11 WHEREAS, Petitioner has duly filed its petition dated
12 March 27, 1986, to have the following described property
13 designated and declared an "Economic Revitalization Area" under
14 Division 6, Article II, Chapter 2 of the Municipal Code of the
15 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
16 12.1, to-wit:

17 Lots No. 2 to 7 in Lombard Park
18 Addition to Fort Wayne according
19 to the plat thereof recorded
20 in Plat Book 1, page 4 in the
21 Office of the Recorder of Allen
22 County, Indiana;

23 Also Lots 22 to 25 and the North
24 5 feet of Lot 26 in W. R. Nelson's
25 Addition to Fort Wayne, according
26 to the plat thereof recorded
27 in Deed Record 58, page 508 in
28 the Office of the Recorder of
29 Allen County, Indiana;

30 Also the vacated alley adjoining
31 said lots, lying between Lots
32 22, 23, 24, 25 and the North
33 5 feet of Lot 26 in W. R. Nelson's
34 Addition to Fort Wayne, and Lots
35 3, 4, 5, 6 and 7 in Lombard Park
36 Addition, and the vacated alley
37 lying between Lots 23 and 24
38 W. R. Nelson's Addition to Fort
39 Wayne, in Allen County, Indiana;

40 Lots No. 8 and 9 and the South
41 1 foot of Lot 10 in Lombard Park
42 Addition to Fort Wayne, according
43 to the plat thereof recorded
44 in Plat Book 1, page 4 in the
45 Office of the Recorder of Allen
46 County, Indiana;

47 Lots 27 to 40 both inclusive
48 in Lombard Park Addition to Fort
49 Wayne according to the plat thereof

1 Page Two

2 recorded in Plat Book 1, page
3 4 in the Office of the Recorder
of Allen County, Indiana;

4 Also the vacated alleys adjoining
5 the same, being the alley East
6 of Lots 27 to 33 and West of
7 lots 36 to 40, also the alley
South of Lots 28 and 39 and North
of remaining parts of Lots 29
and 38 in said Lombard Park Addition;

8 Also that part of Park Lot 1
9 in Lombard Park Addition to Fort
10 Wayne lying South of the North
11 line of Lot 40 in said Lombard
Park Addition to Fort Wayne,
extended East to the right of
way of the Railroad;

12 Also that part of vacated Cleveland
13 Street lying South of the North
14 line of said Lot 40 in said Lombard
15 Park Addition to Fort Wayne extended
east and North East of East line
of Knitters Avenue in said City
of Fort Wayne, Indiana;

16 said property more commonly known as 641/642 Growth Avenue, Fort
17 Wayne, Indiana 46808;

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 4, below, the property hereinabove described is hereby designated
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
26 12.1. Said designation shall begin upon the effective date of
27 the Confirming Resolution referred to in Section 3 of this Resolu-
28 tion and shall continue for three (3) years thereafter. Said
29 designation shall terminate at the end of that three (3) year
30 period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen
33 County Assessor;

1 Page Three

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

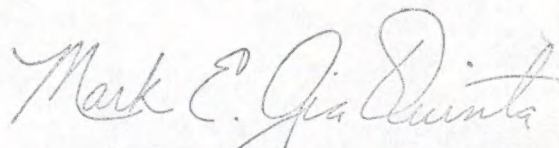
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real
23 estate and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

28 SECTION 5. That it is the preliminary intent of Common
29 Council to recommend a six (6) year deduction from the assessed
30 value of the real property. The length of the deduction will be
31 finally determined by Common Council, pursuant to I.C. 6-1.1-
32 12.1-3(b), after receipt of the owner's application from the
33 County Auditor.

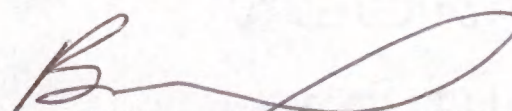
Page Four

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M.,E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by Estabach, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	_____	_____	_____	<u>✓</u>	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: _____

4-8-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-29-86 on the 8th day of April, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of April, 1986, at the hour of 1:00 o'clock P..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of April, 1986, at the hour of 10:00 o'clock A.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: WARD ALUMINUM CASTINGS, INC., WARD PATTERN & ENGINEERING, INC., WARD HOLDING

Site Location: 641 /642 Growth Avenue, Fort Wayne, In. 46808 CO.

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Mfg. of Aluminum sand & permanent mold castings, patternmaking/warehouse

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u>X</u>	<u> </u>

Description of Project:

Construction of a steel building to house new Automatic Production - Line Molding equipment
and Computer Oriented Pattenmaking Equipment

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 3,575,000.00 Permanent Jobs Created: 50-100

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 3 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

Conforms with new Tax Abatement Policy

Reason for 3 year designation, they will be purchsing and installing
equipment over the next 2½ years.

Staff Jim Partin
Date 3/31/86

Director Bande
Date 3-31-86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property
.....

A. GENERAL INFORMATION

Applicant's Name: WARD ALUMINUM CASTING, INC., WARD PATTERN & ENGINEERING, INC.
WARD HOLDING CO.

Address of Applicant's Principle Place of Business:

641/642 GROWTH AVENUE
FORT WAYNE, IN 46808

Phone Number of Applicant: (219) 426-8700

Street Address of Property Seeking Designation:

641/642 GROWTH AVENUE
FORT WAYNE, IN 46808

S.I.C. Code of Substantial User of Property:

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X-?</u>	<u>—</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>X</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? same

What is the nature of the business to be conducted at the project site?
MANUFACTURING OF ALUMINUM SAND AND PERMANENT MOLD CASTINGS, PATTERNMAKING
& WAREHOUSING

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

641 GROWTH - ONE BRICK BUILDING AND TWO STEEL ATTACHMENTS

642 GROWTH - ONE BRICK BUILDING AND TWO STEEL ATTACHMENTS

What is the condition of structure(s) listed above? FAIR TO GOOD

Current assessed value of Real Estate:

Land	<u>26,300</u>
Improvements	<u>128,300</u>
Total	<u>154,600</u>

What was amount of Total Property Taxes owed during the immediate past year? 12,500.00 for year 1984.

Give a brief description of the proposed improvements to be made to the real estate.

ADDITIONAL STEEL BUILDING TO HOUSE

NEW OVER-SIZED MOLDING EQUIPMENT

Cost of Improvements: \$ 75,000

Development Time Frame: 6 - 18 mos.

When will physical aspects of improvements begin? late 1986 - early 1987

When is completion expected? late 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 244,060

What was amount of Personal Property Taxes owed during the immediate past year? 12,640 for year 1984.
Give a brief description of new manufacturing equipment to be installed at the project site.

AUTOMATIC PRODUCTION-LINE MOLDING EQUIPMENT AND COMPUTER-ORIENTED
PATTERN MAKING EQUIPMENT

Cost of New Manufacturing Equipment? \$ 3,500,000

Development Time Frame: MID 1986 - LATE 1987

When will installation begin of new manufacturing equipment? MID 1986

When is installation expected to be completed? LATE 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 85

How many permanent jobs will be created as a result of this project?
50-100

Anticipated time frame for reaching employment level stated above?
TWO YEARS

What is the nature of those jobs?
ADDITIONAL SKILLED, SEMI-SKILLED, AND GENERAL LABOR

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

NONE

In what Township is project site located? WAYNE

In what Taxing District is project site located? 91

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

MRS. MARION WARD / MRS. EVA VANDEPUTTE

642 GROWTH AVENUE

FORT WAYNE, IN 46808

Phone Number of Contact Person (219) 426-8700

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Chris L Ward
Signature of Applicant

27 Day of March 1986
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

- ✓ Lots No. 2 to 7 in Lumbard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also Lots 22 to 25 and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, according to the plat thereof recorded in Deed Record 58, page 508 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alley adjoining said lots, lying between Lots 22, 23, 24, 25 and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, and Lots 3, 4, 5, 6 and 7 in Lumbard Park Addition, ^{and} the vacated alley lying between Lots 23 and 24 W. R. Nelson's Addition to Fort Wayne, in Allen County, Indiana;

- ✓ Lots No. 8 and 9 and the South 1 foot of Lot 10 in Lumbard Park Addition to Fort Wayne, according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

- ✓ Lots 27 to 40 both inclusive in Lumbard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alleys adjoining the same, being the alley East of Lots 27 to 33 and West of Lots 36 to 40, also the alley South of Lots 28 and 39 and North of remaining parts of Lots 29 and 38 in said Lumbard Park Addition;

Also that part of Park Lot 1 in Lumbard Park Addition to Fort Wayne lying South of the North line of Lot 40 in said Lumbard Park Addition to Fort Wayne, extended East to the right of way of the Railroad.

Also that part of vacated Cleveland Street lying South of the North line of said Lot 40 in said Lumbard Park Addition to Fort Wayne extended east and North East of East line of Knitters Avenue in said City of Fort Wayne, Indiana.

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equipment over the next 2½ years.

Staff Jim Partin

Date 3/31/86

Director Bande

Date 3-31-86

7211.
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

9-16-0401.

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 641/642 Growth Avenue, Fort Wayne, Indiana. (Ward Aluminum Cast-
ings, Inc., Ward Pattern & Engineering, Inc., Ward Holding Co.,
Petitioner).

EFFECT OF PASSAGE A steel building will be constructed to house new
Automatic Production - Line Molding equipment and Computer Oriented
Patternmaking Equipment, creating 50-100 additional skilled, semi-
skilled and general labor positions.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,575,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-04-01

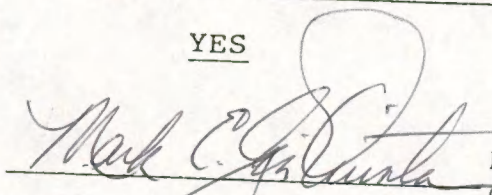
REPORT OF THE COMMITTEE ON FINANCE

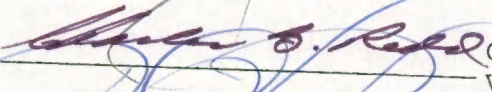
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 641/642 Growth Avenue, Fort Wayne, Indiana. (Ward
Aluminum Castings, Inc., Ward Pattern & Engineering, Inc., Ward
Holding Co., Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

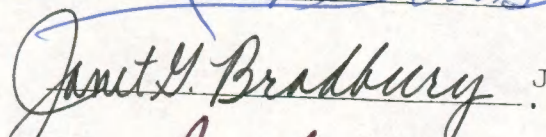
YES


NO


MARK E. GiaQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 4-8-86

SANDRA E. KENNEDY
CITY CLERK